

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
MONDAY, FEBRUARY 5, 2018**

Members of the Highland Redevelopment Commission (“RC”, “Commission”) met on Monday, February 5, 2018 at 8:00 p.m. in the Council Chamber of the Municipal Building located at 3333 Ridge Road, Highland, Indiana. President Bernie Zemen called the meeting to order. Minutes were prepared by Kathy DeGuilio-Fox, Redevelopment Director.

Roll Call: Commissioners present were Michael Griffin, Mark Herak, Dan Vassar, Steve Wagner and Bernie Zemen. A quorum was attained.

Additional Officials Present: Pat Krull, School Town of Highland Commissioner; Rhett Tauber, Esq. Redevelopment Commission Attorney; and Kathy DeGuilio-Fox, Redevelopment Director were present.

Additionally present: Larry Kondrat was additionally present.

General Substance of the Discussion

Primitive Peddler Lease: Redevelopment Commissioners were advised that the Primitive Peddler lease expires May 1, 2018. A 3% increase was proposed for the 2018-2019 lease term. This increase takes the monthly rent due from \$585.00 per month to \$602.55 per month. The Redevelopment Commissioners supported a 3% increase.

Rose Realty Management Agreement: Redevelopment Commissioners were advised that the Rose Realty Management contract expires March 31, 2018. Commissioners were further advised that the Redevelopment Commission is charged 10% of the monthly rents collected. This is an average of \$224.60 per month. The Commissioners do not wish to renew the management agreement if the Redevelopment staff has the organizational capacity to coordinate the management of three rental properties in addition to their current responsibilities. Director DeGuilio-Fox felt that the office is able to coordinate these activities and will review the lease terms with Attorney Tauber.

Maria’s Buena Cocina: Director DeGuilio-Fox advised the Redevelopment Commissioners that correspondence had been received from Maria Curiel’s accountant providing the gross weekly sales amount as requested. That amount equates to \$960.00 per day multiplied times three (3) equals compensation in the amount of \$2,800.00 for three days, January 11th, 12th and 13th, that Maria’s was closed due to demolition activities. A letter to Maria and Ignacio Curiel, owners of Maria’s Buena Cocina, stating this to be the compensation amount was returned to the Redevelopment director with both signatures affixed in agreement of this compensation amount. The Commissioners agreed to this compensation amount.

Inquiries were made as to the progress that has been made by Maria’s Buena Cocina to relocate the restaurant. Both Attorney Tauber and Director DeGuilio-Fox responded that as far as they’ve been able to learn, the slowdown is being caused by the architect and attorney for the Curiel’s. Both will continue to move the process forward. Attorney Tauber reviewed the existing lease and reported the terms are such that the lease does not automatically renew. Ms. DeGuilio-Fox will send a letter advising the

Curiel's that the Redevelopment Commission does not plan to renew their lease and being so advised they have far longer than the usual and customary sixty (60) days to make plans.

Highland Main Street: Redevelopment Commissioners were advised that the Highland Main Street Bureau met on Thursday, February 1stth. Ms. DeGuilio-Fox updated the Commissioners on HMS upcoming activities including:

- The festival of the Trail has been tentatively scheduled for October 13th. The festival will be held on and around Jewett Street as planned last year. Zandstra's Farm and Greenhouse will provide the event in case of inclement weather.
- Highland's Poet Laureate, Janine Harrison, has scheduled an event for February 19th to be held at Promise You Art House.
- The tentative date for the annual Car Cruise is June 2nd. Plans will be finalized at the March meeting.
- A cash mob is scheduled for Saturday, March 24th beginning at 10:0 a.m. It will be a joint event between the Ya Ya Sisters Shop and The Annex. The Annex will have completed their relocation to the former Hydrant location next to the Ya Ya Sisters Shop.
- HMS is seeking nonprofit funds for the purchase of the sculpture currently located on Highway Avenue next to the bike path. HMS asked if the Town would allow the sculpture to remain on display indefinitely, pending approval by NIPSCO to allow it to remain on their right-of-way.

Western Surety Company: Ms. DeGuilio-Fox directed the Commissioners' attention to the annual paperwork requiring their signatures.

Other Reports: Ms. DeGuilio-Fox reported that an article about Jose's is planned for the upcoming issue of the Gazebo Express as well as an article about downtown business in general. Discussion ensued. Commissioner's asked that upcoming issues of the Gazebo Express contain articles featuring downtown businesses. Director DeGuilio-Fox will pursue the suggestion to submit an article about Promise You Art House for the next issue. Suggestions were also made to include more information about Highland businesses on the website. Plans will be implemented to increase the attention given to Highland's business community. Discussion ensued regarding neighboring communities and their downtown business efforts, including the number of vacancies compared to that which Highland is currently experiencing. The Commissioners all agreed that investment by the Town is important and necessary to move forward with new developments and business recruitment.

There being no further discussion, the February 5, 2018 Study Session of the Highland Redevelopment Commission ended at 8:35 p.m.